

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address REMO G; TABELLO SBN 96775 835 WILSHIRE BLVD. #400 LOS ANGELES, CA 90017</p> <p>Tel: (213) 629 4037 Fax: (213) 23 0095</p> <p>windsortistmgmt@gmail.com</p> <p><input type="checkbox"/> Respondent appearing without attorney <input type="checkbox"/> Attorney for Respondent:</p>		<p>FOR COURT USE ONLY</p> <div style="border: 2px solid black; padding: 10px; text-align: center;"><b>FILED</b> <b>DEC 05 2017</b> <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY: Deputy Clerk</small></div>	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>			
<p>In re: JULIAN D. DOMINGO</p> <p style="text-align: right;">Debtor(s).</p>		<p>CASE NO.: 2:17-bk-23975-WB CHAPTER: 13</p>	
		<b>RESPONSE TO MOTION REGARDING THE AUTOMATIC STAY AND DECLARATION(S) IN SUPPORT</b>	
		<p>DATE: 12/05/2017 TIME: 10:00 a.m. COURTROOM: 1375 PLACE: 255 E Temple Street, Los Angeles, CA 90012</p>	
<p><b>Movant:</b> Aegis Asset Backed Securities, LLC</p>			

**Respondent:** ☒ Debtor ☐ trustee ☐ other:

**NOTE REGARDING FILING AND SERVICE OF RESPONSE, EXHIBITS AND DECLARATIONS:**

A copy of the Response, exhibit(s) and declaration(s) must be served upon:

- (1) Movant's attorney (or Movant, if Movant does not have an attorney);
- (2) the trustee; and
- (3) the judge who presides over this bankruptcy case.

Then the document must be filed with the court.

1. ☐ **NONOPPOSITION**

The Respondent does not oppose the granting of the Motion.

2. ☐ **LIMITED OPPOSITION**

- a. ☐ Respondent opposes the Motion only to the extent that it seeks immediate relief from stay. Respondent requests that no lock out, foreclosure, or repossession take place before (date): \_\_\_\_\_ and the reason for this request is (specify): \_\_\_\_\_

- b. ☐ As set forth in the attached declaration of the Respondent or the Debtor, the motion is opposed only to the extent that it seeks a specific finding that the Debtor was involved in a scheme to hinder, delay or defraud creditors.

The Debtor:

- (1) ☐ has no knowledge of the Property.  
(2) ☐ has no interest in the Property.  
(3) ☐ has no actual possession of the Property.  
(4) ☐ was not involved in the transfer of the Property.

- c. ☐ Respondent opposes the Motion and will request a continuance of the hearing since there is an application for a loan modification under consideration at this time. Evidence of a pending loan modification is attached as Exhibit \_\_\_\_\_.

3. ☐ **OPPOSITION:** The Respondent opposes granting of the Motion for the reasons set forth below.

- a. ☐ The Motion was not properly served (specify):

- (1) ☐ Not all of the required parties were served.  
(2) ☐ There was insufficient notice of the hearing.  
(3) ☐ An incorrect address for service of the Motion was used for (specify): \_\_\_\_\_

- b. ☐ Respondent disputes the allegations/evidence contained in the Motion and contends as follows:

- (1) ☒ The value of the Property is \$ 875,000.00, based upon (specify): \_\_\_\_\_
- (2) ☒ Total amount of debt (loans) on the Property is \$ 650,000.00.
- (3) ☐ More payments have been made to Movant than the Motion accounts for. True and correct copies of canceled checks proving the payments that have been made are attached as Exhibit \_\_\_\_\_.
- (4) ☐ There is a loan modification agreement in effect that lowered the amount of the monthly payments. A true and correct copy of the loan modification agreement is attached as Exhibit \_\_\_\_\_.
- (5) ☒ The Property is necessary for an effective reorganization. Respondent filed or intends to file a plan of reorganization that requires use of the Property. A true and correct copy of the plan is attached as Exhibit \_\_\_\_\_.
- (6) ☒ The Property is fully provided for in the chapter 13 plan and all postpetition plan payments are current. A true and correct copy of the chapter 13 plan is attached as Exhibit \_\_\_\_\_ and proof that the plan payments are current through the chapter 13 trustee is attached as Exhibit \_\_\_\_\_.
- (7) ☒ The Property is insured. Evidence of current insurance is attached as Exhibit \_\_\_\_\_.

- (8) ☐ Movant's description of the status of the unlawful detainer proceeding is not accurate.
- (9) ☒ Respondent denies that this bankruptcy case was filed in bad faith.
- (10) ☐ The Debtor will be prejudiced if the Nonbankruptcy Action is allowed to continue the nonbankruptcy forum.
- (11) ☐ Other (*specify*):

c. ☐ Respondent asserts the following as shown in the declaration(s) filed with this Response:

- (1) ☐ The bankruptcy case was converted from chapter \_\_\_\_ to chapter \_\_\_\_.
- (2) ☐ All postpetition arrearages will be cured by the hearing date on this motion.
- (3) ☐ The Property is fully provided for in the chapter 13 plan and all postpetition plan payments  
☐ are current, or ☐ will be cured by the hearing date on this motion.
- (4) ☒ The Debtor has equity in the Property in the amount of \$ 225,000.00.
- (5) ☒ Movant has an equity cushion of \$ 225,000.00 or \_\_\_\_\_ % which is sufficient to provide adequate protection.
- (6) ☐ The Property is necessary for an effective reorganization because (*specify*):
- (7) ☐ The motion should be denied because (*specify*):
- (8) ☐ An optional memorandum of points and authorities is attached in support of this Response.

**4. EVIDENCE TO AUTHENTICATE EXHIBITS AND TO SUPPORT FACTS INSERTED IN THE RESPONSE:**

Attached are the following documents in support of this Response:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Declaration by the Debtor | <input checked="" type="checkbox"/> Declaration by the Debtor's attorney |
| <input type="checkbox"/> Declaration by trustee               | <input type="checkbox"/> Declaration by trustee's attorney               |
| <input type="checkbox"/> Declaration by appraiser             | <input type="checkbox"/> Other ( <i>specify</i> ): Debtor                |

Date: 12/04/2017

Law Offices of Remo G. Tabetlo

Printed name of law firm for Respondent (if applicable)

Remo G. Tabetlo, Esq.

Printed name of individual Respondent or attorney for Respondent

Signature of individual Respondent or attorney for Respondent

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document entitled: **RESPONSE TO MOTION REGARDING THE AUTOMATIC STAY AND DECLARATION(S) IN SUPPORT** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) \_\_\_\_\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Law Offices of Julian Bach  
7911 Warner Avenue  
Huntington Beach, CA 92647

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12-4-17 \_\_\_\_\_  
Date Printed Name

\_\_\_\_\_  
Signature

DECLARATION OF JULIAN DOMINGO

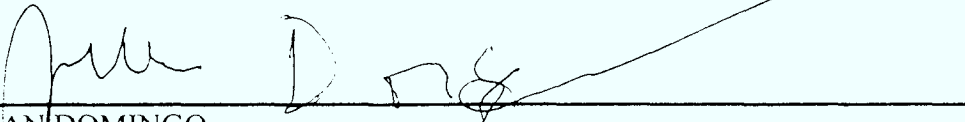
I, JULIAN DOMINGO Declare:

I am the debtor in the within bankruptcy case. As to the stated facts set forth herein, I have personal knowledge as to the facts set forth on information and belief, if any, I believe to be true.

1. My opinion of value of the property is located 11511 Banyon Rim Drive, Whitter, Ca 90601. With encumbrance totaling \$650,000. Accordingly, with a value of the PROPERTY of approximately \$875,000, there is clearly sufficient equity cushion so that the creditor's financial interest will not be at risk as a result of the automatic stay.
2. My opinion is based upon my knowledge of the neighborhood and the comparable sales set forth in the Orange Coast Title Company report.
3. The property is listed for the sale with Berkshire Hathaway with an asking price of \$875,000 and is presently an offer to purchase in an amount of offer \$875,000.
4. If I am not granted more time to complete the sale presently pending, I will lose the opportunity for selling the property and not realizing the benefits of years of my work, saving and investment.

I DECLARE under penalty of perjury under the laws of the State of California and the laws of the USA that the foregoing is true and correct.

Executed at Los Angeles, California on December , 2017

  
\_\_\_\_\_  
JULIAN DOMINGO

DECLARATION OF REMO TABELLO

I, REMO G. TABELLO Declare:

I am an attorney licensed to practice before all courts in the State of California, and I have been engaged by Julian D. Domingo, ("DEBTOR" to appear at this hearing, and if warranted thereafter, to represent him in this matter. As to the facts set forth herein, I have personal knowledge.

1. I was engaged by DEBTOR for the purpose of attempting to acquire additional time in to which resolve all the issues that are now detrimentally affecting him.

2. In this matter, the creditor is fully secured by virtue of the value of the subject real property located at 713 W. Colden Ave, Los Angeles, California, 90044, (the "PROPERTY).

3. Attached hereto as Exhibit "A" is a true and correct copy of relevant portions of a Property Profile provided by Orange Coast Title Company. To be noted is the section on Sales Comparable, reflecting an average value in the nearby neighborhood of approximately \$350,000, with a high value of \$760,000.00.

4. Of note on Exhibit "A", is the minimum bid of \$270, 463, (listed is item 2, Subject Property History,. section. Accordingly, with a value of the PROPERTY of approximately \$425,000.00, with encumbrances totaling \$345,000 there is clearly sufficient equity cushion so that creditor's financial interest will not be at risk as a result of the automatic stay.

5. Accordingly, as creditor is fully secured, DEBTOR respectfully requests that this Motion be denied, or in the alternative, to be continue to allow DEBTOR sufficient time to sell the PROPERTY

I DECLARE under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

*And the Law of the USA*

Executed at Los Angeles, California on December , 2017

  
REMO G. TABELLO, Esq.

# PROPERTY PROFILE

11511 BANYAN RIM DR, WHITTIER, CA 90601

APN: 8125-048-019



**Ron Sampson**

**Dilbeck Real Estate**

**303 North Glenoaks Blvd., Suite L-110, Burbank, CA 91502**



**ORANGE COAST TITLE COMPANY of Southern California**

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United States providing jobs for Americans.**

**WWW.OCTITLE.COM**

**Compliments of: Mike DeGrandis & Lisa Matzner**

This title information has been furnished free of charge by Orange Coast Title Company in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare title insurance and other services associated with the purchase or sale of a home. The information contained herein is not a complete statement or representation of the status of title to the property in question and assurances are made liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.





## Property Information

**Primary Owner :** 3424 CORTEZ LLC,  
**Secondary Owner :** DOMINGO, JULIAN D  
**Site Address :** 11511 BANYAN RIM DR  
WHITTIER, CA 90601-1783  
**Mailing Address :** 11511 BANYAN RIM DR  
WHITTIER, CA 90601  
**Assessor Parcel Number :** 8125-048-019  
**Census Tract :** 5003.00  
**Housing Tract Number :** 29956  
**Lot Number :** 42  
**Page Grid :** -  
**Legal Description :** Lot: 42 ; Tract No: 29956 ; Abbreviated Description: LOT:42  
TR#:29956 \*TR=29956 LOT 42

## Property Characteristics

<b>Bedrooms :</b> 3	<b>Year Built :</b> 1984	<b>Square Feet :</b> 3218
<b>Bathrooms :</b> 3.0	<b>Garage :</b> N/A	<b>Lot size :</b> 7532 SF
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 1
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Single Family Residential
<b>Zoning :</b> LCR110000*		

## Sale Information

<b>Transfer Date :</b> 10/05/2016	<b>Document # :</b> 16-1220818
<b>Transfer Value :</b> \$660,000	<b>Cost/Sq Feet :</b> \$ 205

## Assessment/Tax Information

<b>Assessed Value :</b> \$660,000	<b>Tax Amount :</b> \$8,108.36
<b>Land Value :</b> \$360,000	<b>Tax Status :</b> Delinquent:2016
<b>Improvement Value :</b> \$300,000	<b>Tax Rate Area :</b> 8-600
<b>Percent Improvement :</b> 45 %	<b>Homeowner Exemption :</b> N

Data Deemed Reliable. But Not Guaranteed.







#### Prior Transfer

Recording Date:	11/13/2017	Document #:	17-1301806
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	3424 CORTEZ LLC, ; DOMINGO, JULIAN D		
Buyer Vesting:			
Sell Name:	3424 CORTEZ LLC,		
Legal:	LOT:42 TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

#### Foreclosure

Recording Date:	10/24/2017	Document #:	17-1215693
Mortgage Doc:	16-1220819	Document Type:	Notice of Sale (aka Notice of Trustee's
Auction	400 CIVIC CENTER PLZ		
Lender Name:	11/15/2017 1000A		
Auction Min	\$655,090		
Delinq \$:			
Unpaid \$:			
As Of:			

#### Foreclosure

Recording Date:	07/19/2017	Document #:	17-0805586
Mortgage Doc:	16-1220819	Document Type:	Notice of Default
Truster Name:	3424 CORTEZ LLC,	TS #:	
Lender Name:	AEGIS ASSET BACKED SECURITIES		
Mailing	1780 TOWN & COUNTRY DR 105 NORCO CA 92860	Phone #:	951-270-0164
C/O: Attn	RESS FINANCIAL		
Delinq \$:	\$16,368	Unpaid \$:	
As Of:	07/18/2017		
Beneficiary	AEGIS ASSET BACKED SECURITIES LLC		

#### Mortgage

Recording Date:	12/15/2016	Document #:	16-1594972
Loan Amount:	\$33,840	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	KESWICK FINANCIAL GROUP INC		
Lender Type:	N		
Buyer Vesting:	3424 CORTEZ LLC,		
Vesting:			

#### Prior Transfer

Recording Date:	10/05/2016	Document #:	16-1220818
Price:	\$660,000	Document Type:	Grant Deed
First TD:	\$594,000	Type of Sale:	Sales Price Rounded from Tax
Lender Name:	AEGIS ASSET BACKED SECURITIES		
Buyer Name:	3424 CORTEZ LLC,		
Buyer Vesting:			
Sell Name:	PAULO, JOSEPHINE Q; THE PAULO REVOCABLE LIVING TRUST,		
Legal:	LOT:42 TR#:29956 MAP REF:MB902 PG23-27		

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City/Muni/Twp: WEST COVINA

#### Mortgage

Recording Date:	05/02/2007	Document #:	07-1059661
Loan Amount:	\$600,600	Loan Type:	J
TD Due Date:	05/01/2037	Type of Financing:	
Lender Name:	WORLD SAVINGS BANK FSB		
Lender Type:	Bank		
Buyer Vesting:	PAULO, CONRAD B;		
Vesting:	Revocable Living Trust		

#### Mortgage

Recording Date:	06/27/2006	Document #:	06-1411813
Loan Amount:	\$50,000	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	VAR
Lender Name:	UNION BANK OF CALIFORNIA NA		
Lender Type:	Bank		
Buyer Vesting:	PAULO, CONRAD B;		
Vesting:	Revocable Living Trust		

#### Prior Transfer

Recording Date:	03/30/2005	Document #:	05-0732434
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Buyer Vesting:	Revocable Living Trust		
Sell Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Legal:	LOT:42 CITY:WHITTIER TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

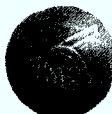
#### Prior Transfer

Recording Date:	03/29/2005	Document #:	05-0714649
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:	\$547,500	Type of Sale:	Non-Arms Length Transfer
Lender Name:	WORLD SAVINGS BANK FSB		
Buyer Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Buyer Vesting:	Joint Tenancy		
Sell Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Legal:	LOT:42 CITY:WHITTIER TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

#### Prior Transfer

Recording Date:	06/17/2003	Document #:	03-1715288
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Buyer Vesting:	Revocable Living Trust		
Sell Name:	PAULO, JOSEPHINE Q		
Legal:	LOT:42 CITY:WHITTIER TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

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**Prior Transfer**

Recording Date:	06/16/2003	Document #:	03-1701249
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:	\$450,000	Type of Sale:	Non-Arms Length Transfer
Lender Name:	LIBERTY AMERICAN MORTGAGE		
Buyer Name:	PAULO, JOSEPHINE Q		
Buyer Vesting:	Married Woman as her sole		
Sell Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Legal:	LOT:42 CITY:WHITTIER TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

**Prior Transfer**

Recording Date:	11/14/2002	Document #:	02-2744736
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Buyer Vesting:	Joint Tenancy		
Sell Name:	PAULO, CONRAD		
Legal:	LOT:42 TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

**Prior Transfer**

Recording Date:	07/01/2002	Document #:	02-1490314
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Buyer Vesting:	Revocable Living Trust		
Sell Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Legal:	LOT:42 TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

**Prior Transfer**

Recording Date:	10/23/2001	Document #:	01-2015538
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:	\$380,000	Type of Sale:	Non-Arms Length Transfer
Lender Name:	INDYMAC BANK FSB		
Buyer Name:	PAULO, CONRAD		
Buyer Vesting:	Married Man as his sole and		
Sell Name:	PAULO, CONRAD B; PAULO, JOSEPHINE Q		
Legal:	LOT:42 TR#:29956 MAP REF:MB902 PG23-27		
City/Muni/Twp:	WHITTIER		

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#### Criteria Selected:

Searched by Radius: 1 miles  
Minimum Area: 2,574 SqFt.  
Maximum Bathrooms: 4  
Maximum Bedrooms: 4  
Pool: All  
Land Use: Same as Subject  
Date Range: 06/07/2017 to 12/04/2017

Maximum Area: 3,861 SqFt.  
Minimum Bathrooms: 2  
Minimum Bedrooms: 2

#### Area Sales Analysis

	Low	Median	High
<b>Bedrooms:</b>	3	3	4
<b>Baths:</b>	2	3	4
<b>Lot Size:</b>	9,314	17,335	29,501
<b>Living Area (SqFt):</b>	2,707	3,145	3,496
<b>Sale Price:</b>	\$680,000	\$885,000	\$1,034,640
<b>Year Built:</b>	1928	1968	1986
<b>Age:</b>	31	48	89

#### Subject Property

**Sale Date:** 10/05/2016    **Year Built:** 1984    **Price:** \$660,000    **Pool:** N  
**Lot Size:** 7,532 SF    **Square Feet:** 3,218    **\$/SF:** \$205    **BR/Bth:** 3/3.0

#### Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	11937 RUSTIC HILL DR WHITTIER, CA 90601	11/07/2017	\$825,000	\$268	3,073	4/3	1979	10,264 SF	N/A
<b>Owner:</b> JESSICA J GONZALEZ RANGEL <b>Seller:</b> MARGARITA HOLGUIN, THE ROBERT <b>APN:</b> 8125-043-043 <b>Document #:</b> 17-1279492 <b>Legal:</b> Lot:72 Tract No:30991 Map Ref:MB890 PG72-76City/Muni/Twp:WHITTIER <b>Land Use:</b> Single Family Residential    Located approximately 0.41 miles from subject property.									
2	11707 RIDGEGATE DR WHITTIER, CA 90601	11/03/2017	\$815,000	\$253	3,218	4/3	1986	9,314 SF	N/A
<b>Owner:</b> ANA A MARTIN, JOEL MARTIN <b>Seller:</b> SHAHE GUIRAGOSSIAN, ARTI <b>APN:</b> 8125-046-017 <b>Document #:</b> 17-1269927 <b>Legal:</b> Lot:20 Tract No:33198 Map Ref:MB902 PG18-22 <b>Land Use:</b> Single Family Residential    Located approximately 0.27 miles from subject property.									
3	11508 BANYAN RIM DR WHITTIER, CA 90601	11/07/2017	\$945,000	\$293	3,218	3/3	1984	24,407 SF	P
<b>Owner:</b> KEVIN DION SHIRLEY, CRYSTAL ANN <b>Seller:</b> STEVEN PADILLA, DONNA PADILLA <b>APN:</b> 8125-052-010 <b>Document #:</b> 17-1281331 <b>Legal:</b> Lot:5 Tract No:29956 Map Ref:MB902 PG23-27 <b>Land Use:</b> Single Family Residential    Located approximately 0.05 miles from subject property.									

Data Deemed Reliable. But Not Guaranteed.



### Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
4	11838 N CIRCLE DR WHITTIER, CA 90601	11/08/2017	\$1,000,000	\$286	3,496	3/4	1928	29,501 SF	N/A
<b>Owner:</b> CARLOS HERNANDEZ, BEATRIZ ANGULO <b>Seller:</b> DAVID R HENKE <b>APN:</b> 8126-020-008 <b>Document #:</b> 17-1285588 <b>Legal:</b> Lot:62 Subdivision:CITRUS GROVE HEIGHTS Map Ref:MB22 PG86&87City/Muni/Twp:WHITTIER <b>Land Use:</b> Single Family Residential    Located approximately 0.44 miles from subject property.									
5	10312 STRONG AVE WHITTIER, CA 90601	08/07/2017	\$1,034,640	\$382	2,707	3/2	1940	26,630 SF	N/A
<b>Owner:</b> TRANSAMERICA PREMIER LIFE <b>Seller:</b> PAUL H BENNETT, BEVERLY M BENNETT <b>APN:</b> 8129-012-005 <b>Document #:</b> 17-0885758 <b>Legal:</b> Lot:52&51 Subdivision:CITRUS GROVE HEIGHTS Map Ref:MB22 <b>Land Use:</b> Single Family Residential    Located approximately 0.79 miles from subject property.									
6	5314 ADELE AVE WHITTIER, CA 90601	08/16/2017	\$680,000	\$238	2,855	3/3	1958	9,805 SF	P
<b>Owner:</b> CHUAUTEMOC ARELLANES, GRISELDA <b>Seller:</b> ADELITA SANCHEZ, DONOVAN SANCHEZ <b>APN:</b> 8129-015-009 <b>Document #:</b> 17-0926779 <b>Legal:</b> Lot:2&3 Tract No:19964 Map Ref:MB606 PG20City/Muni/Twp:WHITTIER <b>Land Use:</b> Single Family Residential    Located approximately 0.78 miles from subject property.									

### Market Summary

No.	Address	Bed	Baths	Page/Grid	SqFt	Doc Num	Price
1	11937 RUSTIC HILL DR, WHITTIER CA	4	3	677-2C	3,073	17-1279492	\$825,000
2	11707 RIDGEGATE DR, WHITTIER CA	4	3	677-3C	3,218	17-1269927	\$815,000
3	11508 BANYAN RIM DR, WHITTIER CA	3	3	-	3,218	17-1281331	\$945,000
4	11838 N CIRCLE DR, WHITTIER CA	3	4	677-3B	3,496	17-1285588	\$1,000,000
5	10312 STRONG AVE, WHITTIER CA	3	2	677-3A	2,707	17-0885758	\$1,034,640
6	5314 ADELE AVE, WHITTIER CA	3	3	677-3A	2,855	17-0926779	\$680,000

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# PROPERTY PROFILE

713 W COLDEN AVE, LOS ANGELES, CA 90044

APN: 6039-008-026



**Ron Sampson**

**Dilbeck Real Estate**

**303 North Glenoaks Blvd., Suite L-110, Burbank, CA 91502**



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### Property Information

Primary Owner : 3424 CORTEZ LLC,  
Secondary Owner : DOMINGO, JULIAN D  
Site Address : 713 W COLDEN AVE  
LOS ANGELES, CA 90044-4707  
Mailing Address : 11511 BANYAN RIM DR  
WHITTIER, CA 90601  
Assessor Parcel Number : 6039-008-026  
Census Tract : 2404.01  
Housing Tract Number : N/A  
Lot Number : 249  
Page Grid : 704-B4  
Legal Description : Lot: 249 ; Abbreviated Description: LOT:249 SUNNY SIDE W 20 FT OF  
S 108 FT OF LOT 249 AND E 18 FT OF S 108 FT OF LOT 250

### Property Characteristics

Bedrooms : 2	Year Built : 1923	Square Feet : 895
Bathrooms : 1.0	Garage : N/A	Lot size : 4103 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 1
Total Rooms : 0	Pool/Spa : N	Use Code : Single Family Residential
Zoning : LAC2		

### Sale Information

Transfer Date : 12/20/2016	Document # : 16-1619136
Transfer Value : \$260,000	Cost/Sq Feet : \$ 290

### Assessment/Tax Information

Assessed Value : \$260,000	Tax Amount : \$3,518.98
Land Value : \$200,000	Tax Status : Delinquent:2016
Improvement Value : \$60,000	Tax Rate Area : 0-212
Percent Improvement : 23 %	Homeowner Exemption : N







#### Prior Transfer

Recording Date:	11/13/2017	Document #:	17-1301805
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	3424 CORTEZ LLC, ; DOMINGO, JULIAN D		
Buyer Vesting:			
Sell Name:	3424 CORTEZ LLC,		
Legal:	LOT:249&250 SUBD:SUNNY SIDE MAP REF:MB5 PG119&120		
City/Muni/Twp:	WHITTIER		

#### Foreclosure

Recording Date:	10/24/2017	Document #:	17-1215657
Mortgage Doc:	16-1619137	Document Type:	Notice of Sale (aka Notice of Trustee's
Auction	400 CIVIC CENTER PLZ		
Lender Name:	11/14/2017 1000A		
Auction Min	\$270,463		
Delinq \$:			
Unpaid \$:			
As Of:			

#### Mortgage

Recording Date:	07/21/2017	Document #:	17-0818840
Loan Amount:	\$9,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	IPOLITO RAMOS ETAL		
Lender Type:	Private Party (individual)		
Buyer Vesting:	3424 CORTEZ LLC,		
Vesting:			

#### Foreclosure

Recording Date:	07/19/2017	Document #:	17-0805609
Mortgage Doc:	16-1619137	Document Type:	Notice of Default
Truster Name:	3424 CORTEZ LLC,	TS #:	
Lender Name:	AEGIS ASSET BACKED SECURITIES		
Mailing	1780 TOWN & COUNTRY DR 105 NORCO CA 92860	Phone #:	951-270-0164
C/O: Attn	RESS FINANCIAL		
Delinq \$:	\$7,294	Unpaid \$:	
As Of:	07/18/2017		
Beneficiary	AEGIS ASSET BACKED SECURITIES LLC		

#### Mortgage

Recording Date:	05/26/2017	Document #:	17-0588167
Loan Amount:	\$10,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	FRANCISCO PUERTAS		
Lender Type:	Private Party (individual)		
Buyer Vesting:	3424 CORTEZ LLC,		
Vesting:			



### Mortgage

Recording Date:	03/30/2017	Document #:	17-0354018
Loan Amount:	\$14,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	EDUARDO LOPEZ		
Lender Type:	Private Party (individual)		
Buyer Vesting:	3424 CORTEZ LLC,		
Vesting:			

### Mortgage

Recording Date:	03/02/2017	Document #:	17-0244944
Loan Amount:	\$38,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	JAVIER LUNA		
Lender Type:	Private Party (individual)		
Buyer Vesting:	3424 CORTEZ LLC,		
Vesting:			

### Prior Transfer

Recording Date:	12/20/2016	Document #:	16-1619136
Price:	\$260,000	Document Type:	Grant Deed
First TD:	\$243,900	Type of Sale:	Sales Price Rounded from Tax
Lender Name:	AEGIS ASSET BACKED SECURITIES		
Buyer Name:	3424 CORTEZ LLC,		
Buyer Vesting:			
Sell Name:	REBERT JR, LLOYD		
Legal:	LOT:249&250 CITY:LOS ANGELES SUBD:SUNNY SIDE MAP REF:MB5 PG119&120		
City/Muni/Twp:	WHITTIER		

### Mortgage

Recording Date:	02/24/2015	Document #:	15-0201650
Loan Amount:	\$83,446	Loan Type:	New Conventional
TD Due Date:	03/01/2025	Type of Financing:	
Lender Name:	JPMORGAN CHASE BANK NA		
Lender Type:	Bank		
Buyer Vesting:	REBERT JR,LLOYD		
Vesting:			

### Mortgage

Recording Date:	01/25/2012	Document #:	12-0127851
Loan Amount:	\$67,967	Loan Type:	New Conventional
TD Due Date:	12/01/2026	Type of Financing:	
Lender Name:	JPMORGAN CHASE BANK NA		
Lender Type:	Bank		
Buyer Vesting:	REBERT JR,LLOYD		
Vesting:			

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### Mortgage

Recording Date:	11/14/2003	Document #:	03-3440168
Loan Amount:	\$25,000	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/15/2033	Type of Financing:	
Lender Name:	CHASE MANHATTAN BANK USA NA		
Lender Type:	X		
Buyer Vesting:	REBERT JR, LLOYD		
Vesting:			

### Prior Transfer

Recording Date:	01/19/2001	Document #:	01-0101782
Price:	\$120,000	Document Type:	Intrafamily Transfer & Dissolution
First TD:	\$96,000	Type of Sale:	4
Lender Name:	CHASE MANHATTAN MTG CORP		
Buyer Name:	REBERT JR, LLOYD		
Buyer Vesting:			
Sell Name:	, REBERT, GEORGE TR REBERT FAMILY TRUST		
Legal:	CITY:LOS ANGELES SUNNY SIDE W 20 FT OF S 108 FT OF LOT 249 AND E 18 FT OF S 108 FT OF LOT 250		
City/Muni/Twp:	LOS ANGELES		

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#### Criteria Selected:

Searched by Radius: 1 miles  
 Minimum Area: 716 SqFt. Maximum Area: 1,074 SqFt.  
 Maximum Bathrooms: 2 Minimum Bathrooms: 0  
 Maximum Bedrooms: 3 Minimum Bedrooms: 1  
 Pool: All  
 Land Use: Same as Subject  
 Date Range: 06/04/2017 to 12/01/2017

#### Area Sales Analysis

	Low	Median	High
Bedrooms:	2	2	3
Baths:	1	1	2
Lot Size:	1,439	4,930	8,188
Living Area (SqFt):	720	919	1,050
Sale Price:	\$122,517	\$354,500	\$760,000
Year Built:	1909	1924	1948
Age:	69	92	108

#### Subject Property

Sale Date: 12/20/2016 Year Built: 1923 Price: \$260,000 Pool: N  
 Lot Size: 4,103 SF Square Feet: 895 \$/SF: \$290 BR/Bth: 2/1.0

#### Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	816 W 84TH ST LOS ANGELES, CA 90044	10/06/2017	\$370,000	\$469	788	2/1	1922	8,188 SF	N/A
	Owner: MARQUIN HOMES LLC Seller: JUANA GAMEZ MARTINEZ APN: 6032-011-001 Document #: 17-1149906 Legal: Lot:1 Tract No:5466 Map Ref:MB58 PG47City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.88 miles from subject property.								
2	210 W 86TH PL LOS ANGELES, CA 90003	11/09/2017	\$559,000	\$759	736	2/2	1911	4,320 SF	N/A
	Owner: ALFREDO E XUNCAX MENDEZ, ALFREDO Seller: ARIXA FUND II LLC APN: 6040-015-004 Document #: 17-1292119 Legal: Lot:21 Block:B Subdivision:GOODFELLOWS TRACT Map Ref:MB16 PG51City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Located approximately 0.92 miles from subject property.								
3	242 W 88TH ST LOS ANGELES, CA 90003	11/03/2017	\$321,000	\$395	812	2/1	1910	4,815 SF	N/A
	Owner: MARIA A MONTOYA Seller: FLORENTINO TORO APN: 6040-023-009 Document #: 17-1266716 Legal: Lot:50 Tract No:346 Map Ref:MB15 PG170 Land Use: Single Family Residential Located approximately 0.78 miles from subject property.								

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**Comparable Sales Data**

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
4	161 W 92ND ST LOS ANGELES, CA 90003	10/24/2017	\$760,000	\$723	1,050	2/2	1909	5,200 SF	N/A
Owner: JOANNE J LEE APN: 6040-036-001 Legal: Lot:24 Subdivision:WESTLAND TRACT Map Ref:MP13 PG61City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: CASA REAL PROPERTIES LLC Document #: 17-1217465 Located approximately 0.71 miles from subject property.									
5	9026 S BUDLONG AVE LOS ANGELES, CA 90044	11/03/2017	\$355,000	\$390	910	2/1	1937	4,503 SF	N/A
Owner: MARTIN AMAYA, IGNACIA AMAYA APN: 6047-015-040 Legal: Lot:36 Subdivision:THE GRIDER & HAMILTONS SUNNYSIDE Legal Unit:2 Map Ref:MB6 Land Use: Single Family Residential Seller: IVAN TIMOTHY GAMBLE Document #: 17-1270082 Located approximately 0.61 miles from subject property.									
6	139 E CENTURY BLVD LOS ANGELES, CA 90003	11/07/2017	\$369,000	\$383	962	2/1	1910	4,301 SF	N/A
Owner: JUAN ROSALES, JOSE VIERA APN: 6052-001-022 Legal: Lot:129 Tract No:6602 Map Ref:MB70 PG81City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: ANGELENO HOMES LLC Document #: 17-1278621 Located approximately 0.90 miles from subject property.									
7	127 E COLDEN AVE LOS ANGELES, CA 90003	10/26/2017	\$328,000	\$366	894	3/1	1922	5,624 SF	N/A
Owner: M3 DEVELOPMENT LLC APN: 6052-005-025 Legal: Lot:28 Tract No:4876 Map Ref:MB54 PG7City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: MARIA MARROQUIN Document #: 17-1230652 Located approximately 0.84 miles from subject property.									
8	613 W 99TH ST LOS ANGELES, CA 90044	10/06/2017	\$385,000	\$471	816	2/1	1925	5,398 SF	N/A
Owner: YVONNE C MYRIE ROBINSON, TATLINE APN: 6054-023-018 Legal: Lot:92 Subdivision:SUNNYSIDE Map Ref:MB5 PG119&120City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: OKEY O NWACHUKU, MARIA I NWACHUKU Document #: 17-1151105 Located approximately 0.23 miles from subject property.									
9	637 W 99TH ST LOS ANGELES, CA 90044	09/28/2017	\$354,000	\$377	938	2/1	1925	5,392 SF	N/A
Owner: CHRIS JONES, ANGELA WOODS APN: 6054-023-024 Legal: Lot:92 Subdivision:SUNNYSIDE Map Ref:MB5 PG119&120City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: LAFAYETTE WILLIAMS JR Document #: 17-1112152 Located approximately 0.20 miles from subject property.									
10	444 W COLDEN AVE LOS ANGELES, CA 90003	10/13/2017	\$237,000	\$251	943	2/1	1929	1,439 SF	N/A
Owner: VANESSA DENISE BAILEY APN: 6054-029-044 Legal: Lot:12 Tract No:4413 Map Ref:MB51 PG58City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential Seller: KIRAN BHOLAT Document #: 17-1175698 Located approximately 0.31 miles from subject property.									
11	1455 W 98TH ST LOS ANGELES, CA 90047	10/12/2017	\$275,000	\$357	769	2/1	1926	3,405 SF	N/A
Owner: MORGAN PICKS TWO LLC APN: 6055-012-050 Legal: Lot:34 Tract No:5292 Map Ref:MB56 PG39&40 Land Use: Single Family Residential Seller: BLANCA L HERNANDEZ Document #: 17-1167230 Located approximately 0.86 miles from subject property.									

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**Comparable Sales Data**

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
12	9811 S BUDLONG AVE LOS ANGELES, CA 90044	10/12/2017	\$325,000	\$323	1,005	3/2	1924	1,961 SF	N/A
Owner: VICTORIA MODELLIN      Seller: ABEL PEREZ, CLARA LUZ PEREZ APN: 6056-017-048      Document #: 17-1168369 Legal: Lot:175 Tract No:3096 Map Ref:MB47 PG63City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.54 miles from subject property.									
13	1245 W 101ST ST LOS ANGELES, CA 90044	09/25/2017	\$415,000	\$576	720	2/1	1922	5,045 SF	N/A
Owner: RICARDO MONRROY MURGA, LEONIDES      Seller: CASA REAL PROPERTIES LLC APN: 6060-002-009      Document #: 17-1094661 Legal: Lot:28 Tract No:2752 Map Ref:MP33 PG58City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.66 miles from subject property.									
14	10522 S BUDLONG AVE LOS ANGELES, CA 90044	10/06/2017	\$305,000	\$326	933	2/1	1948	8,100 SF	N/A
Owner: SANTANA INVESTORS LLC      Seller: NETTIE TURNER, STEEN FAMILY TRUST APN: 6060-017-004      Document #: 17-1148476 Legal: Lot:72 Subdivision:ORIGINAL SUNNY SIDE TRACT Map Ref:MB7 PG171 Land Use: Single Family Residential      Located approximately 0.77 miles from subject property.									
15	1143 W 102ND ST LOS ANGELES, CA 90044	11/03/2017	\$237,500	\$255	929	2/1	1938	6,037 SF	N/A
Owner: ARSINE SHIRVANIAN      Seller: GARY DENNIS RIDGLE, MAZELL PARKER APN: 6060-025-020      Document #: 17-1269516 Legal: Lot:93 Tract No:2752 Map Ref:MB33 PG58City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.57 miles from subject property.									
16	834 W 106TH ST LOS ANGELES, CA 90044	10/13/2017	\$420,000	\$444	944	2/2	1923	4,802 SF	N/A
Owner: PAUL LOGAN III, CARMEN L LOGAN      Seller: CANDIDA PORTILLO, JUAN JOSE PORTILLO APN: 6061-006-004      Document #: 17-1175943 Legal: Lot:13 Block:4 Tract No:6110 Map Ref:MB68 PG59&60City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.69 miles from subject property.									
17	844 W 107TH ST LOS ANGELES, CA 90044	10/31/2017	\$400,000	\$388	1,030	2/1	1928	4,801 SF	N/A
Owner: CINDY BEATRIZ SANCHEZ      Seller: REINA DE LOS ANGELES AREVALO APN: 6061-006-006      Document #: 17-1245858 Legal: Lot:10 Block:5 Tract No:6110 Map Ref:MP68 PG59&60City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.76 miles from subject property.									
18	156 E 101ST ST LOS ANGELES, CA 90003	10/23/2017	\$303,000	\$315	959	2/1	1947	6,080 SF	N/A
Owner: OCEAN DEVELOPMENT INC      Seller: ADILIO A CARTAGENA APN: 6063-008-001      Document #: 17-1210606 Legal: Lot:1 Tract No:5756 Map Ref:MB62 PG87City/Muni/Twp:LOS ANGELES Land Use: Single Family Residential      Located approximately 0.96 miles from subject property.									
19	132 E 103RD ST LOS ANGELES, CA 90003	10/31/2017	\$122,517	\$150	814	2/1	1924	5,276 SF	N/A
Owner: GW SAN DIEGO PROPERTIES LLC      Seller: EVELYN M DAVIS APN: 6063-016-012      Document #: 17-1245973 Legal: Lot:67 Tract No:5294 Map Ref:MP58 PG51 Land Use: Single Family Residential      Located approximately 0.97 miles from subject property.									

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**Comparable Sales Data**

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
20	10813 S BUDLONG AVE LOS ANGELES, CA 90044	10/11/2017	\$428,000	\$557	768	2/1	1947	4,692 SF	N/A
<b>Owner:</b> DAISY VILLANUEVA DE TORRES, JOSE <b>Seller:</b> A & M INVESTMENTS EXCHANGE INC <b>APN:</b> 6076-002-012 <b>Document #:</b> 17-1164478 <b>Legal:</b> Lot:142 Subdivision:WOODCREST TRACT Map Ref:MB10 PG111 <b>Land Use:</b> Single Family Residential      Located approximately 0.95 miles from subject property.									

**Market Summary**

No.	Address	Bed	Baths	Page/Grid	SqFt	Doc Num	Price
1	816 W 84TH ST, LOS ANGELES CA	2	1	704-2B	788	17-1149906	\$370,000
2	210 W 86TH PL, LOS ANGELES CA	2	2	704-2C	736	17-1292119	\$559,000
3	242 W 88TH ST, LOS ANGELES CA	2	1	704-3C	812	17-1266716	\$321,000
4	161 W 92ND ST, LOS ANGELES CA	2	2	704-3C	1,050	17-1217465	\$760,000
5	9026 S BUDLONG AVE, LOS ANGELES CA	2	1	704-3A	910	17-1270082	\$355,000
6	139 E CENTURY BLVD, LOS ANGELES CA	2	1	704-4C	962	17-1278621	\$369,000
7	127 E COLDEN AVE, LOS ANGELES CA	3	1	704-4C	894	17-1230652	\$328,000
8	613 W 99TH ST, LOS ANGELES CA	2	1	704-4B	816	17-1151105	\$385,000
9	637 W 99TH ST, LOS ANGELES CA	2	1	704-4B	938	17-1112152	\$354,000
10	444 W COLDEN AVE, LOS ANGELES CA	2	1	-	943	17-1175698	\$237,000
11	1455 W 98TH ST, LOS ANGELES CA	2	1	703-4J	769	17-1167230	\$275,000
12	9811 S BUDLONG AVE, LOS ANGELES CA	3	2	704-4A	1,005	17-1168369	\$325,000
13	1245 W 101ST ST, LOS ANGELES CA	2	1	704-5A	720	17-1094661	\$415,000
14	10522 S BUDLONG AVE, LOS ANGELES CA	2	1	704-5A	933	17-1148476	\$305,000
15	1143 W 102ND ST, LOS ANGELES CA	2	1	704-5A	929	17-1269516	\$237,500
16	834 W 106TH ST, LOS ANGELES CA	2	2	704-5B	944	17-1175943	\$420,000
17	844 W 107TH ST, LOS ANGELES CA	2	1	704-5A	1,030	17-1245858	\$400,000
18	156 E 101ST ST, LOS ANGELES CA	2	1	704-5C	959	17-1210606	\$303,000
19	132 E 103RD ST, LOS ANGELES CA	2	1	704-5C	814	17-1245973	\$122,517
20	10813 S BUDLONG AVE, LOS ANGELES CA	2	1	704-5A	768	17-1164478	\$428,000

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